RECORD AND RETURN TO:
Bosch Title, LLC
5252 Hickory Hollow Parkway
Suite 1015
Antioch, Tennessee 37013

Davidson County DEEDWARR
Recvd: 02/05/08 12:17 2 pgs
Fees:13.00 Taxes:314.50
20080205-0011974

WARRANTY DEED

Notary Seal present, but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

KIEL BOSCHELEN
NOTARY PUBLIC
TENNESSEE
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF JANUARY, 2008.

NOTARY PUBLIC

My commission expires: My Commission Expires: December 12, 2010

THIS INSTRUMENT PREPARED BY:
Bosch Title, LLC, 5252 Hickory Hollow Parkway, Suite 1015, Antioch, Tennessee 37013

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
KWAME ASARE 1116 Pennock Avenue Nashville, Tennessee 37207	Same as new owner	MAP 19-082.03-0-282.00

FOR AND IN CONSIDERATION of the sum of EIGHTY FIVE THOUSAND AND NO/100 ($85,000.00) DOLLARS, and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **DOLLIE LILLARD, unmarried,** hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto **KWAME ASARE and SERWA ASARE,** hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 18 on the Map of Crutcher Brothers Subdivision, of part of the Lucy H. Lindsley property in East Nashville as of record in Book 161, page 158, Register's Office for Davidson County, Tennessee.

Said Lot No. 18 fronts 50 feet on the westerly side of Pennock Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Dollie Lillard, unmarried by Warranty Deed dated April 29, 1997 from Beulah Milliken, unmarried of record in Book 10436, page 593, Register's Office for Davidson County, Tennessee.

This is improved property known and designated as 1116 Pennock Avenue, Nashville, Tennessee 37207.

This conveyance is made subject to all matters shown on plat of record in Book 161, page 158; to any and all restrictive covenants and/or easements of record; all of the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

D1.

TO HAVE AND TO HOLD said real estate, together with all of the appurtances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that she is lawfully seized and possessed of said real estate; that she has a good right to convey the same; and that it is unencumbered except by lien of the 2008 property taxes, which taxes are being prorated between the parties and the payment thereof will be the responsibility of the Grantees.

The undersigned further covenant and bind herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS MY HAND, this the 31st day of January, 2008.

Dollie Lillard

DOLLIE LILLARD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Dollie Lillard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 31st day of January, 2008.

Notary Public

My commission expires: My Commission Expires: December 12, 2010

KIEL BOSCHELE
NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds